

For Lease

176-184 George Street CONCORD WEST



UNIQUE OPPORTUNITY

Description

- * Office areas 1,770m² located over 2 levels, which are carpeted and air conditioned
- * Warehouse areas 3,810m² air conditioned / temperature controlled
- * Warehouse 1 has 5.5 to 6.3 metres internal clearance
- * Warehouse 2 has 4.5 metres internal clearance
- * Mezzanine of 60m²
- * Additional 410m² of enclosed awning
- * Hardstand 1,500m² of secured parking area
- * High power supply available with sub-station on site
- * Located minutes away from Parramatta Rd & M4 West Connex
- * Within walking distance from Concord West Railway Station.
- * Ideal for sensitive industry users (medical or printing)
- * Available from 1st August 2019.

All dimensions and figures are approximate.
Unless stated, all prices quoted are exclusive of GST.



Site Area
7,845m²



Location
Minutes from Parramatta Rd & M4



Train
Close to Concord West Train Station



Availability
Available 1st August

Building Area sqm:	Office	1,770
	Warehouse	3,810
	Mezzanine	60
	Total Area:	5,640

Asking Rent: \$450,000 Pa Net + GST

Outgoings: \$250,000 Pa Approx.

Zoning: IN1 General Industrial

Council: City of Canada Bay



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